

**MANSFIELD DOWNTOWN PARTNERSHIP
PLANNING AND DESIGN COMMITTEE
Mansfield Downtown Partnership office**

Tuesday, June 16, 2015

MINUTES

Members: Chair Steve Bacon, Paul Aho, Jon Hand, Chris Kueffner, Peter Millman, Greg Padick

Staff: Cynthia van Zelm

Guests: Lou Marquet, Principal with LeylandAlliance

1. Call to Order

Steve Bacon called the meeting to order at 5:09 pm.

2. Public Comment

There was no public comment.

3. Review of Courtyard Space in Phase 2

Mr. Bacon recapped what occurred at the May Committee meeting. He said the Committee met with Mr. Marquet at the courtyard area on Wilbur Cross Way. They discussed how the courtyard area may be enhanced to be more attractive.

Mr. Marquet said that one idea was to make the area attractive to small musical groups.

The Committee and Mr. Marquet suggested the idea of diagonal pavers akin to the pavers on the Town Square. Mr. Marquet said he conducted some research on timing and cost of these particular pavers. He said the pavers were cost prohibitive and would take up to 12 weeks to arrive. He asked Brian Kent, the landscape architect for the Town Square, for some input and Brian provided a rough design. Mr. Marquet shared that design with the Committee. One idea would be to use a variation of concrete colors with stamped concrete – very similar to the sidewalks on Dog Lane and Storrs Road.

Mr. Marquet estimated that the cost is \$15,000. Could this be split between Leyland, EdR, and the Partnership?

Mr. Bacon said representatives from the Garden Gate Club had also attended the walk last month. They are interested in helping but an e-mail from them after the meeting indicated that they need to obtain approval from their entire group and they will not meet until October.

The Committee discussed whether the stamped concrete could be eliminated and only used on the border of the sidewalk near the road as previously planned. This would save money.

Mr. Marquet said a decision would need to be made fairly quickly since the pour would be by the 2nd week in July.

Mr. Bacon said the goal was to have a distinctive design with the courtyard being a “sister” to the Town Square. He advocated for a pattern that is distinctive. Peter Millman and Greg Padick agreed.

Mr. Padick asked if the imprint would cause more maintenance. Mr. Marquet said it could require more maintenance because of salt getting in the crevices.

Mr. Marquet said the key will be to make sure the concrete is dark enough as it has started to fade on some areas of the previously built sidewalks.

The Committee agreed to ask Mr. Marquet to pursue a two color pour concrete in a diagonal pattern, with stamped imprint only on the edge of the sidewalk/courtyard area. Mr. Marquet will pursue a new price and new drawings and get back to Executive Director Cynthia van Zelm shortly.

4. Review of Sustainability Guidelines Checklist Calendar

Ms. van Zelm said she had not yet received the final documentation from Andy Graves at BL Companies for the Sustainability Guidelines Checklist for Phase 1 and the MP-2 building. Mr. Marquet said he would follow-up with Mr. Graves. Mr. Marquet suggested that Ms. van Zelm follow-up with Jeffrey Resetco on putting together a cost for the buildings vis a vis the Checklist. The buildings are performing even better than what was indicated in the Checklist.

Mr. Marquet agreed to come back to the Committee in September for a review of the preliminary Main Street Homes Sustainability Guidelines Checklist.

5. Update on Storrs Center

With respect to a status report on Main Street Homes, Mr. Marquet indicated that they are trying to have the first building done by the end of the calendar year. Site work should start on June 22. The foundation for the building will start in a month. There will be some rock blasting.

With respect to Phase 2, Mr. Marquet said all the sheetrock should be complete by July 1. He said there are over 360 men and women on the job.

He said the outside paint on the first floor commercial spaces will be white or beige until final paint colors are chosen.

Mr. Marquet left the meeting.

Ms. van Zelm said all three tenants, Hair Cuttery, Wingstop, and The UPS Store, are set for the MP-2 building. They should all open this summer.

Chris Kueffner arrived at the meeting.

6. Approval of Minutes from March 17, 2015, April 21, 2015, and May 19, 2015

Paul Aho made a motion to approve the March 17, 2015 minutes. Jon Hand seconded the motion. The motion was approved.

Mr. Millman made a motion to approve the April 21, 2015 minutes. Mr. Aho seconded the motion. The motion was approved with an abstention from Mr. Kueffner.

Mr. Millman made a motion to approve the May 19, 2015 minutes. Mr. Hand seconded the motion. The motion was approved with an abstention from Mr. Hand.

The Committee updated Mr. Kueffner on the conversation about the courtyard.

7. Adjourn

Mr. Kueffner made a motion to adjourn. Mr. Aho seconded the motion. The motion was approved and the meeting adjourned at 6:24 pm.

Minutes prepared by Cynthia van Zelm